

# DEVELOPMENT REVIEW BOARD REPORT



MEETING DATE: June 9, 2005

ITEM NO. 11

CASE NUMBER/ PROJECT NAME	<b>4-DR-2005</b> <b>The Borgata Of Scottsdale</b>		
LOCATION	6166 N Scottsdale Road		
REQUEST	Request approval of site plan for redesign/remodel of existing shopping center and associated parking, and to add two (2) new restaurant pads. Further, the applicant is requesting architectural approval for an entry patio, water feature, and associated landscaping on the site. Separate DRB approvals will be required for architectural approval of the two (2) new restaurant pads at a future date.		
OWNER	Westcor Partners 602-953-6296	ENGINEER	Val-Tec 602-265-6417
ARCHITECT/ DESIGNER	Sixty First Place Architects 480-947-6844	APPLICANT/ COORDINATOR	Rafique Islam Sixty First Place Architects 480-947-6844
BACKGROUND	<p><b>Zoning.</b></p> <p>The property is currently zoned C-2, and contains an existing retail shopping center.</p> <p><b>Context:</b></p> <p>The site is located just south of Lincoln, fronting Scottsdale Road (Western Side) The area is generally characterized by resort hotels and commercial retail and office land uses.</p> <p>Adjacent Uses:</p> <ul style="list-style-type: none"><li>• North: Existing restaurants and retail shopping center in a C-2 zone.</li><li>• South: Existing restaurants and retail shopping center in a C-2 Zone.</li><li>• East: Existing retail shopping and office land uses in a C-2 Zone.</li><li>• West: Hotel/Resort land use in the Town of Paradise Valley.</li></ul> <p><b>Past DRB Meeting:</b></p> <p>The Development Review Board heard this item on May 5, 2005, and voted 7-0 to continue the item to this afternoon's regular agenda, pending changes to be made by the applicant team. Staff has worked with the applicant to address as many of the Board's concerns as possible, and indicated where the Applicant disagrees with the Board's Comments. As there was no straw poll or vote taken on the various issues raised, staff has addressed each comment individually as though it were a "Board" comment and has responded to each issue relayed during the Board Meeting of May 5, 2005 below in the Key Issue section in <b>BOLD</b> font, with the original Board comment in <b>BOLD ITALICS</b> font.</p>		

APPLICANT'S  
PROPOSAL**Applicant's Request. (Comments from May 5, 2005 addressed in Key Issues Section of Staff Report)**

Request approval of site plan for redesign/remodel of existing shopping center and associated parking, and to add two (2) new restaurant pads. Further, the applicant is requesting architectural approval for an entry patio, water feature, and associated landscaping on the site. Separate DRB approvals will be required for architectural approval of the two (2) new restaurant pads at a future date.

As a portion of this request, the applicant is proposing to construct the patio facility located due east and west between the two restaurant pads, from the parking lot to the remainder of the existing buildings; as well as reconstruct and reconfigure the parking lot in the front of the existing Mancuso's building. They are proposing the following (Changes from original proposal made in **BOLD** font):

- **Brick Pavers** at the valet drop off lane.
- **Natural flagstone**, bounded by crushed aggregate or granite on the patio surface, in complementary earthtone colors.
- Large potted plants to provide shade in the center of the patio.
- Real stone veneer on the wall fronting Scottsdale Road, along with a stucco (**matching the existing center**) façade on part of the wall, with a flagstone cap.
- Water fountain in the center of the courtyard. (Approximately 15 feet by 15 feet; and approximately 3 ½ feet tall)

**Development Information:**

- Existing Use: Commercial shopping center
- Parcel Size: 6.85 Acres
- Total Existing Square Footage: 91, 435
- Total Proposed Square Footage: 90, 533
- Parking Required/Provided: 439 Required / 486 Provided

## DISCUSSION

From the May 5, 2005 Meeting:  
(Board Comment in ***Bold Italics***, Staff Response in **Bold**)

## KEY ISSUES

***1. Keep the existing Mancuso's structure.***

**Staff Response:** The applicant would like to demolish the existing structure, and has indicated that keeping the existing structure is not feasible to their internal design of the shopping center, and with current trends moving toward open air shopping and not closed off, the Center needs the Mancuso's structure to be removed. Generally, staff is in agreement with this position. While the historical nature of this structure is evident, the marketplace is clearly moving toward a model which includes a more open layout, with some amount of view corridor. However, should the Board wish to keep the massive front façade, the Board may deny the request and require this feature to remain.

*2. Relocate some of the trees from the corners to the center of project.*

**Staff Response:** The applicant has moved the sidewalk from the street face to the edge of their property line, and agreed to plant larger canopy trees in the landscape planter next to the parking lot. This should provide the necessary shade for the sidewalk, which was the genesis of this comment.

*3. Add trees directly in front of the buildings to help buffer the structures from the streetscape.*

**Staff Response:** The applicant has shown preliminary trees and landscaping in the areas directly adjacent to the proposed structures. However, those structures, and the landscaping directly adjacent will require separate Development Review Board hearing applications at which time the DRB could stipulate a specific landscape palette. Should the DRB wish to stipulate the proposed landscaping, or modify what the applicant is showing and stipulate that palette, staff can make the necessary revisions to the stipulations at the meeting.

*4. Move the pedestrian connection to the center of the project.*

**Staff Response:** The most appropriate pedestrian connection points “appear” to be at the two corners of the property, by virtue of the connection points to the existing traffic signal on the south side of the property. Due to the relatively short frontage of this property, it didn’t make sense to staff to require a central pedestrian access point in addition to the periphery access points. The Applicant believes that the most appropriate connection points are at the periphery of the project. If the DRB insists that the pedestrian access point be centrally located, staff can add that stipulation at the meeting.

*5. Stucco color & location to remain constant.*

**Staff Response:** The applicant has addressed the Board concern by specifying that the stucco will match the existing shopping center on all new areas where stucco is proposed; primarily on the low scale wall along Scottsdale Road.

*6. Use real stone to match existing the Center.*

**Staff Response:** The applicant has addressed the Board’s concern by specifying that all previously proposed faux stone will be natural stone, primarily flagstone and crushed aggregate on the patio, pavers on the valet drive aisle, and real stone cap on the water feature.

*7. Difference between one restaurant and two restaurants in terms of parking.*

**Staff Response:** The current restaurant, Mancuso’s, is only open for dinner. The potential new restaurant tenant may be open for lunch

as well, thereby providing some additional walk-through traffic during the midday. Total parking demand is calculated based on the City's standard for restaurant and assumes demand over the course of the day. As such, staff has confirmed that with the new restaurants, the total parking demand for the shopping center will be met by on-site supply.

**8. *Height of the fountain: Can it be taller, i.e., a bigger "statement?"***

**Staff Response:** Due to the City's water conservation policy, staff recommends against changing the height of the proposed fountain. The applicant prefers the lower scale fountain.

**9. *Undergrounding utilities***

**Staff Response:** It would be financially infeasible to require an applicant to underground the utilities for such a short portion of frontage along Scottsdale Road for this project. However, the issue of undergrounding the utility line the length of Scottsdale Road (north of Chaparral) will be analyzed as part of the Scottsdale Road Streetscape improvement project. This study will begin sometime in the next nine months.

**10. *Valet parking& dedication of the front parking spaces.***

**Staff Response:** The applicant has addressed this issue by agreeing to a stipulation that none of the front parking area be reserved at any time for valet parking, and the valet will utilize either the parking along the northern property line or underground in the garage.

**Original Key Issues Presented on May 5, 2005:**

- 1. Process:** Staff is comfortable with processing the site plan at this juncture, and creating "building pads" for the future restaurants, and will (at a subsequent date) bring full DRB submittals for each restaurant back through the public hearing process. This will allow the applicant to construct the improvements to the site plan and deliver finished pads to the end users in a configuration the City is comfortable with. How the vertical elements of those subsequent buildings relate to the patio and pedestrian orientation of the patio and shopping center will be analyzed at the subsequent DRB hearings. Staff has attached general stipulations to require certain elements be carried out in those subsequent applications.
- 2. Trees along Scottsdale Road.:** The City's General Plan specifically contemplates, and the general development philosophy in the City, is to create a pedestrian friendly environment; especially in the Resort Corridor. Staff is proposing a stipulation that a minimum of 5 additional (in addition to what is currently shown on the conceptual landscape plan) shade canopy trees be provided along the frontage of Scottsdale Road to ensure pedestrian compatibility. **(Item addressed by Applicant after May 5, 2005 meeting)**

3. **Need for redevelopment:** At the time this project was constructed, the Borgota was a destination shopping center, located toward the northern portion of the developed areas of the City. Over time, patrons have begun to expect an experience which includes being more visible from the street. The applicant is proposing to "open" up the courtyard by removing the "castle-like" appearance of Mancuso's and providing individual restaurant pads with a more pedestrian friendly environment opening into the existing shops.

**OTHER BOARDS AND COMMISSIONS**

The Development Review Board approval in this matter is final, unless a timely appeal is filed with the City Clerk, pursuant to the Municipal Code of the City of Scottsdale.


**STAFF RECOMMENDATION**

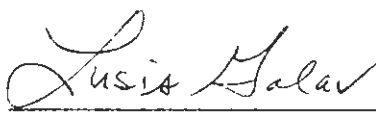
Staff recommends approval, subject to the attached stipulations.

**STAFF CONTACT(S)**

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Senior Planner  
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E-mail: [mcummins@ScottsdaleAZ.gov](mailto:mcummins@ScottsdaleAZ.gov)

**APPROVED BY**

  
\_\_\_\_\_  
Mac Cummins, AICP  
Report Author

  
\_\_\_\_\_  
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Development Planning Manager  
Phone: 480-312-2506  
E-mail: [lgalav@scottsdaleaz.gov](mailto:lgalav@scottsdaleaz.gov)

**ATTACHMENTS**

1. Applicant's Narrative
2. Context Aerial
- 2A. Close-Up Aerial
3. Zoning Map
4. Existing Site Plan
5. Proposed Site Plan
6. Landscape Plan
7. Site Wall Elevations
8. Perspectives
- A. Fire Ordinance Requirements
- B. Stipulations/Zoning Ordinance Requirements

## BORGATA OF SCOTTSDALE

Case #554-PA-2004

### Project Narrative

The Borgata, owned by Westcor, is a property that has been struggling financially the



last few years. It is located on Scottsdale road close to downtown in the heart of the resort corridor. Built in 80's it was designed and detailed to look like a mercantile district of San Gimignano a medieval Italian city. The designers incorporated masonry towers and meandering walkways with tile roofs and lots of exposed brick and wood to create a facsimile of the city which successfully creates a pleasant atmosphere which gives one the

feeling of shopping in a city on the hills of Tuscany.

Westcor has been investigating ways to increase foot traffic within the complex. In investigating various issues as to what may be inhibiting shoppers from coming to an otherwise pleasant shopping atmosphere created by the Tuscan architectural style it seems that part of the problem has to do with the design of the project. There are two



issues at hand. First is due to the shape of the lot, it is shaped like a ski boot where the neck of the boot faces Scottsdale road making the front of the center less than half the size of the back portion of the center. The second issue compounds the first and has to do with the original designer's strict adherence to the chosen architectural style. Many of the Tuscan cities were city states designed to not only serve as a hub for but to also provide fortress protection created by the

massive masonry walls. The center has one of those massive walls facing directly along the Scottsdale Road portion of the center, blocking visibility into the center. This is compounded by the fact that all the other entrances to the complex are not readily apparent and do not provide a view or invitation to the inside.

A solution that has developed is to demolish the fortress wall and open up the center

to view. While this solution would solve the visibility issue there would be a loss of the lease space within the fortress so in addition to the removal, an additional 12,000 SF of lease space will be added back, creating a net loss of approximately 902 SF of leasable space. The new space has been designated to be used as restaurant space. It will be split into two areas of 7,000 SF and 5,000 SF which will surround a central court yard opening to the east (Scottsdale Road) and open to the west allowing passage and exposing a view into the old Borgata. The restaurant pads will have the ability to provide outdoor dining areas of 2,450 SF looking on to the 6,736 SF courtyard and fountain. The actual frontage along Scottsdale road will be increased.

The area to the north and south of the courtyard have been designated to be a future restaurant tenants. These buildings will be built as attached extensions of the existing building. The restaurants will be built by the yet to be announced tenants. Westcor will rough grade the pads and provide utility stubs to the properties and turn the design, permitting, and construction over to the future tenants.

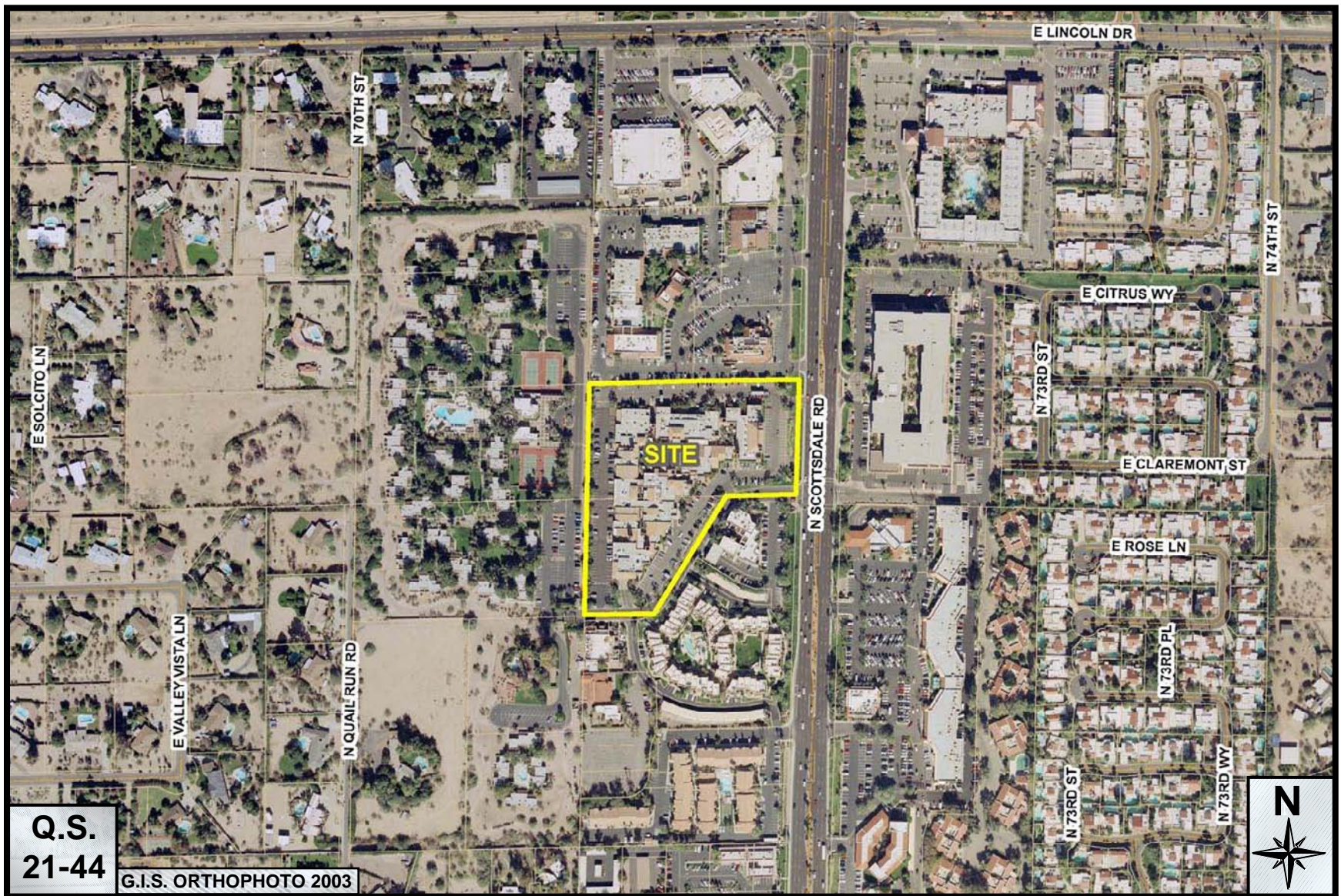
The parking area will be reorganized to change automobile traffic on the site allowing shoppers to more easily drive and park at the front of the center as well as more easily park in the currently under-utilized north lot. An area between the parking and the front of the center has been designated to be for valet drop off and pick up.

The thinking behind the design of the addition of the two restaurants with outdoor dining and valet parking up front is that by providing human activity, a new look to the face to the Borgata and a view to the interior that a new excitement will be generated for the center. Restaurant use will also introduce new customers to the center who might not ordinarily come to the center to shop and allow them the opportunity to stroll through the center window shopping before or after their meal.

This scheme reduces the existing parking number of 501 spaces to 490 spaces. Using the City of Scottsdale's parking schedules, there would be a requirement of 456 parking spaces. In the revised parking layout, there would be 490 spaces available on the site, including 15 accessible spaces. The addition of a new curb cut near Scottsdale Road, one-way drive aisles on the east parking lot, and the addition of valet would make parking easier and more evenly distributed on all sides of the property.

The elevations will have abundant fenestration. The developer wants to provide a modern face while maintaining respect for the Tuscan style. This will be accomplished by utilizing the existing colors and materials in the new work and interpreting them in modern forms while maintaining a proper deference to the existing content. The existing walls along Scottsdale Road and the fountain will be removed and replaced with new walls, landscaping, and signage. The new walls will incorporate stucco and cmu similar to the existing building with the addition of a sandstone cap and coping in the Tuscan flavor. The wall along Scottsdale Road is designed as an undulating wall of varying heights and in approximately the same location as the existing wall.



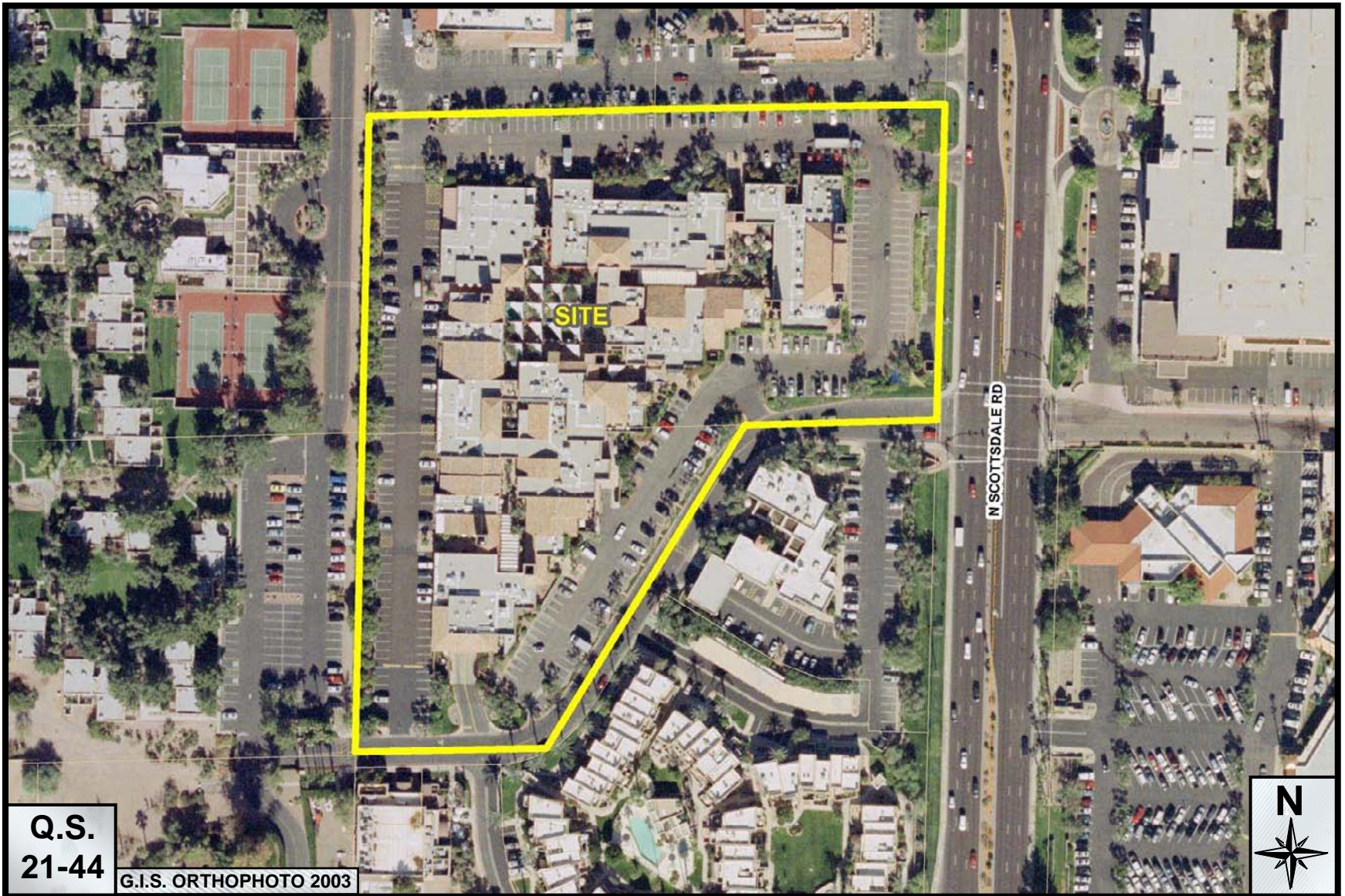


The Borgata Of Scottsdale

4-DR-2005

ATTACHMENT #2





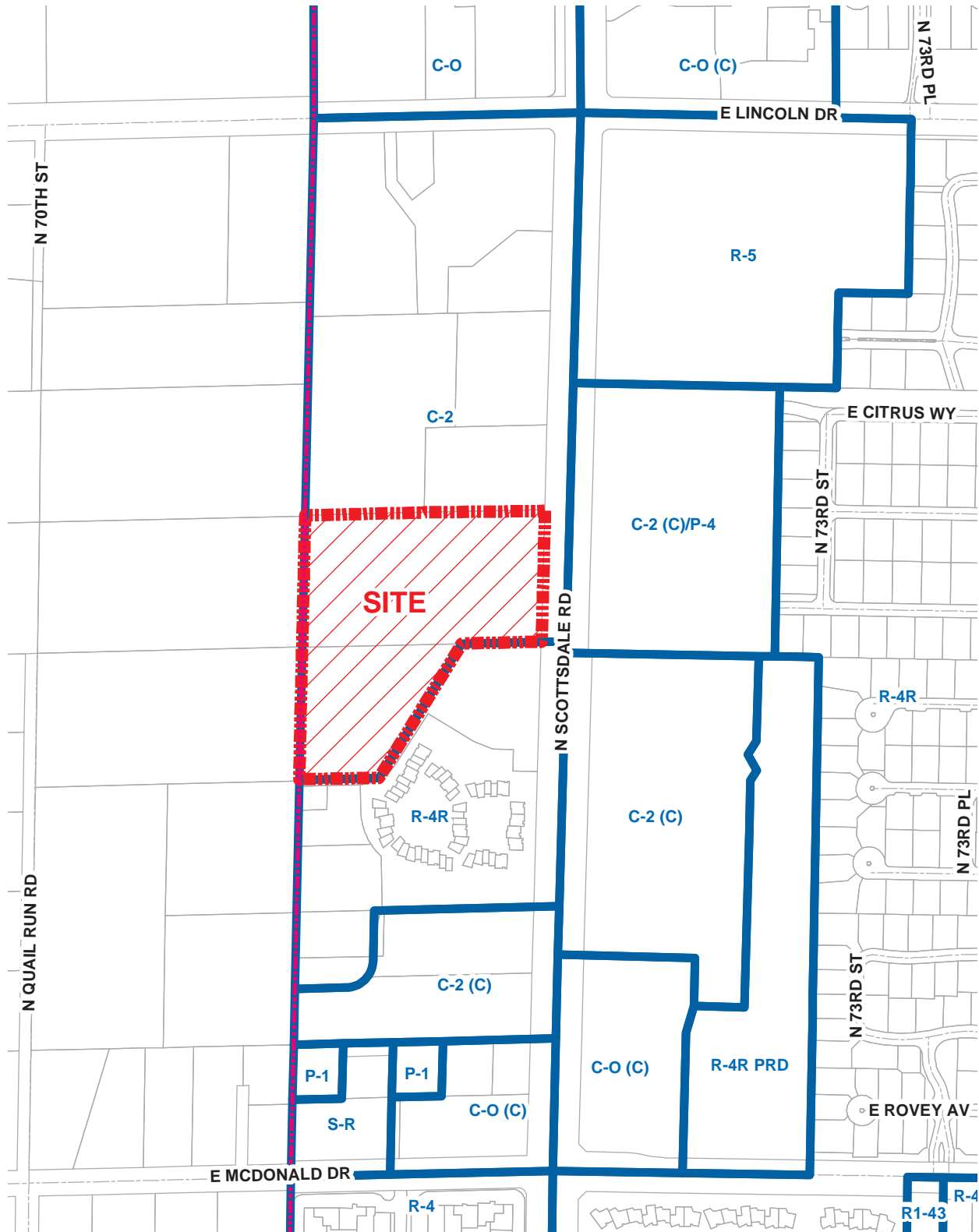
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G.I.S. ORTHOPHOTO 2003

The Borgata Of Scottsdale

4-DR-2005

ATTACHMENT #2A



# 4-DR-2005

ATTACHMENT #3

4-DR-2005  
REV: 05/23/05

PARCEL SIZE=	298,532 SQ. FT. (3.85 AC)
EXISTING BUILDING AREA TO BE REACHED=	11,894 SQ. FT.
TOTAL EXISTING PARKING SPACES ON SITE=	501 SPACES.

DATE	REVISIONS



The Borgata of Scottsdale  
4408 N. Scottsdale Rd.  
Scottsdale, Arizona  
EXISTING SITE PLAN

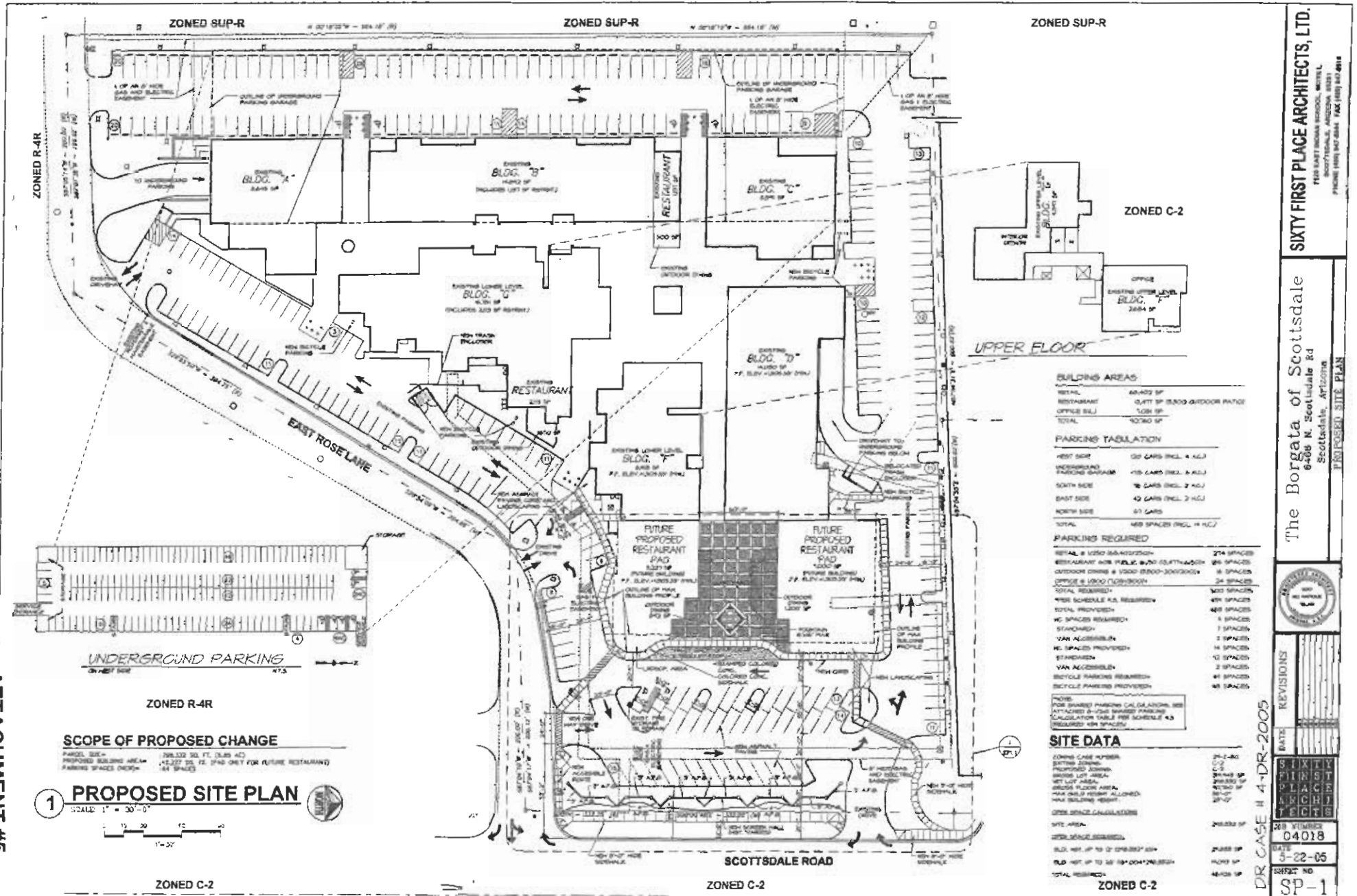
**SIXTY FIRST PLACE ARCHITECTS, LTD.**  
7755 EAST 10TH AVE. SUITE 100  
SCOTTSDALE, ARIZONA 85261  
PHONE 480/347-4344 FAX 480/347-4344



4-DR-2005

REV: 05/23/05

ATTACHMENT #5



**SIXTY FIRST PLACE ARCHITECTS, LTD.**  
 1100 EAST MONTE AVENUE, SUITE 100  
 SCOTTSDALE, ARIZONA 85261  
 PHONE (480) 347-8888 FAX (480) 347-8888

**The Borgata of Scottsdale**  
 6506 N. Scottsdale Rd  
 Scottsdale, Arizona



**REVISIONS**

DATE	REVISIONS
04/01/05 <td>1.00</td>	1.00

**DR CASE # 4-DR-2005**

**SIXTY FIRST PLACE ARCHITECTS**

**04018**

**DATE: 5-22-05**

**CONTRACT NO: SP-1**

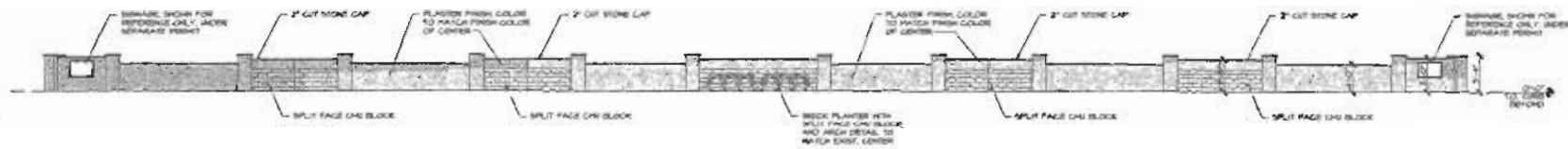




1. CONCEPTUAL LANDSCAPE PLAN IS SCHEMATIC IN NATURE. AT THE TIME OF LANDSCAPE CONSTRUCTION DESIGN, EXACT LOCATIONS, QUANTITIES, SIZES, AND SPECIES SHALL BE DETERMINED AND HAD ON PER CITY CODES.
2. ALL NEEDS USED WITHIN THIS PROJECT SHALL BE NURSERY GROWN. EXACT LOCATIONS AND QUANTITIES SHALL BE DETERMINED ON LANDSCAPE CONSTRUCTION DRAWINGS.
3. ALL EXISTING LANDSCAPE IN DESIGNATED AREAS WILL BE REMOVED. NEW LANDSCAPE AREAS SHALL RECEIVE AN AUTOMATIC IRRIGATION SYSTEM RECONFIGURED TO THE EXISTING IRRIGATION SYSTEM.
4. ALL PLANT MATERIAL SHALL BE INSTALLED PER CITY REQUIREMENTS. PLANT MATERIAL INSTALLED PERISH SHORTER DURATION SHALL BE OF A SPECIES THAT DOES NOT GROW TO A HEIGHT OF FIVE FEET, 5'0" AND SHALL BE MAINTAINED BY THE MAINTENANCE DEPARTMENT.
5. ALL NEW-Turf AREAS SHALL RECEIVE A 3" DEPTH OF SALVAGED DESERT SURFACE SOIL.
6. THE IRRIGATION SHOWN ON THE PLANS IS CONCEPTUAL IN NATURE. REFER TO THE ENGINEERING PLANS FOR ACTUAL IRRIGATION AND DRAINAGE CONSIDERATIONS.
7. ALL EARTHWORK WILL BE DONE TO DRAIN WATER FROM SIDEWALKS AND STREETS.
8. ADDITIONAL PLANT MATERIAL MAY BE INTRODUCED AS DIFFERENT VARIETIES BECOME AVAILABLE TO THE LOCAL NURSERY AND IF THEY ARE CONSISTENT WITH THE OVERALL THEME OF THE PROJECT AS APPROVED BY THE CITY OF CHANDLER.



1 SITEWALL PLAN  
SCALE 1/8" = 1'-0"



2 SITEWALL ELEVATION  
SCALE 2/8" = 1'-0"

4-DR-2005  
REV: 05/23/05

DR CASE # 4-DR-2005

SIXTY FIRST PLACE ARCHITECTS

DATE: 5-22-05

SHEET: A-5

REVISIONS

DATE

BY

REVIEWED

DATE

BY

THE BORGATA OF SCOTTSDALE

6400 N. SCOTTSDALE RD

SCOTTSDALE, ARIZONA

SITE WALL ELEVATION

SIXTY FIRST PLACE ARCHITECTS, LTD.

PEER BART HODAN SCHOOL BUILDING

SCOTTSDALE, ARIZONA 85267

PHONE: (480) 944-4444 FAX: (480) 944-9319



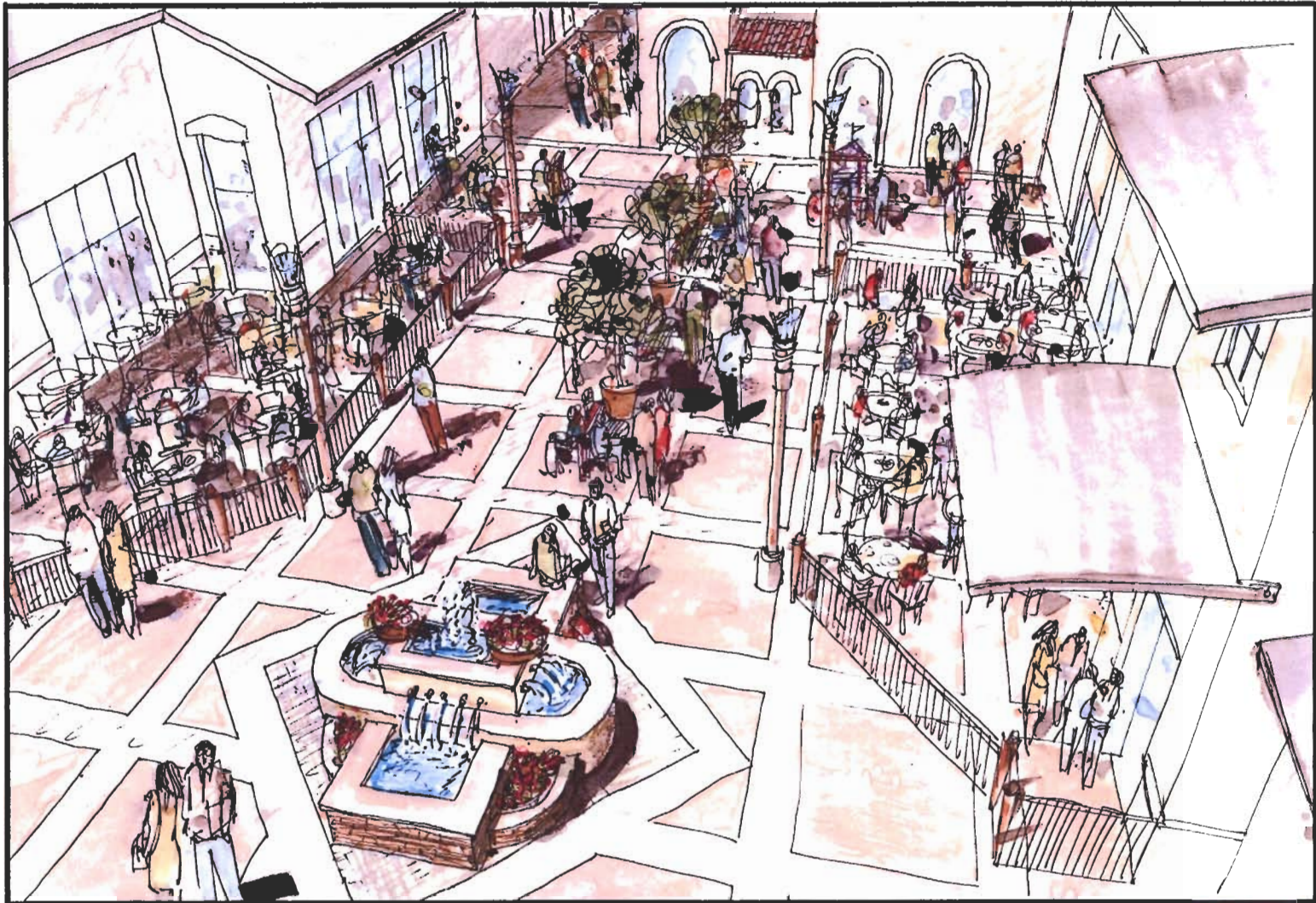


**Borgata of Scottsdale** view 1 of courtyard



**4-DR-2005**  
REV: 03/29/05



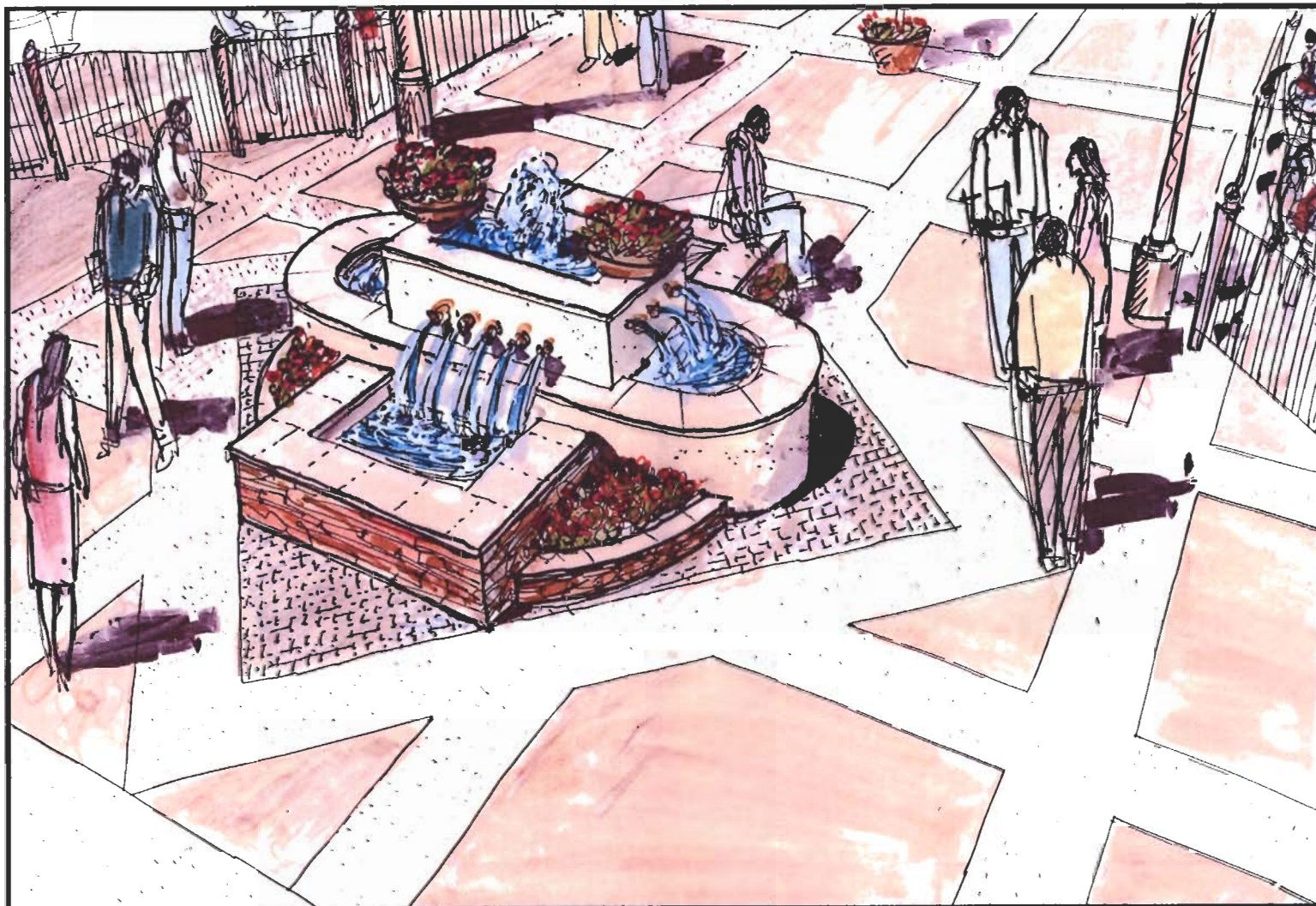


**Borgata of Scottsdale view 2 of courtyard**



**4-DR-2005**  
REV: 03/29/05



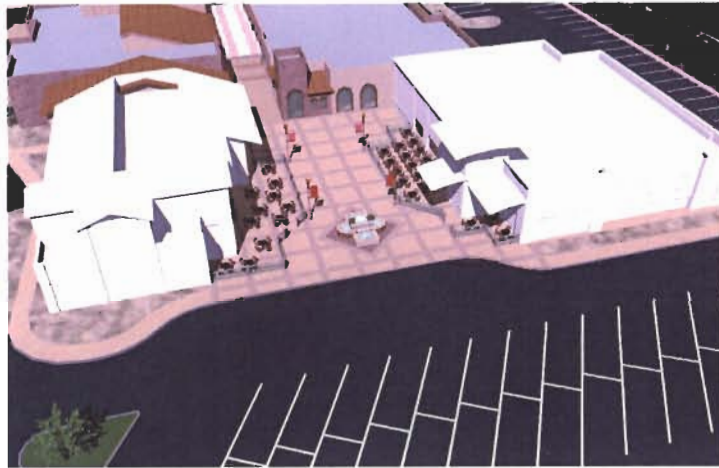


**Borgata of Scottsdale** view of fountain



4-DR-2005

01/19/05



Plaza View



Overall Site View



Before Proposed Improvements



After Proposed Improvements

SIXTY FIRST PLACE ARCHITECTS, LTD.  
7100 EAST INDIAN SCHOOL, SUITE 111  
SCOTTSDALE, ARIZONA 85251  
PHONE (480) 947-6844 FAX (480) 947-6616

The Borough of Scottsdale  
6100 N. Scottsdale Rd  
Scottsdale, Arizona  
Covington

DATE: REVISIONS:

SIXTY  
FIRST  
PLACE  
ARCHITECTS

PROJECT NUMBER  
04014

DATE  
1-19-05

SHEET NO.  
G-1





**THE BORGATA OF SCOTTSDALE**  
**6166 N. SCOTTSDALE**  
**SCOTTSDALE, AZ**

## FIRE ORDINANCE REQUIREMENTS

(INCORPORATE INTO BUILDING PLANS AS GENERAL NOTE BLOCK - USE ONLY THE DESIGNATED STIPULATIONS)

- ☒ 1. PREMISES IDENTIFICATION TO BE LEGIBLE FROM STREET OR DRIVE & MUST BE ON ALL PLANS.
- ☒ 2. FIRE LANES & EMERGENCY ACCESS SHALL BE PROVIDED & MARKED IN COMPLIANCE WITH CITY ORDINANCE & IFC AT THE FOLLOWING LOCATIONS.  
AS SHOWN
- ☒ 3. IT IS THE DEVELOPERS RESPONSIBILITY TO DETERMINE ULTIMATE COMPLIANCE WITH THE FAIR HOUSING AMENDMENTS ACT & AMERICANS WITH DISABILITIES ACT & INCORPORATE SAME INTO THEIR BUILDING PLANS.
- ☒ 4. SUBMIT PLANS & SPECS FOR SUPERVISED AUTOMATIC EXTINGUISHING SYSTEM FOR ALL COOKING APPLIANCES, HOOD PLENUMS & EXHAUST DUCTS.
- ☒ 5. PROVIDE A KNOX ACCESS SYSTEM:
  - ☒ A. KNOX BOX
  - ☐ B. PADLOCK
  - ☐ C. KNOX OVERRIDE & PRE-EMPTION STROBE SWITCH FOR AUTOMATIC GATES.
- ☒ 6. INSTALL AN AS BUILT DRAWING CABINET ADJACENT TO THE FIRE SPRINKLER RISER. IT SHALL BE OF ADEQUATE SIZE TO ACCOMMODATE BOTH THE FIRE SPRINKLER & FIRE ALARM DRAWINGS. THE CABINET SHALL BE PROVIDED WITH A LOCK & KEYED TO MATCH THE FIRE ALARM CONTROL PANEL & SUPERVISED BY THE FACP IF APPLICABLE.
- ☒ 7. SUBMIT PLANS FOR A CLASS \_\_\_\_ FIRE ALARM SYSTEM PER SCOTTSDALE REVISED CODES.
- ☒ 8. PROVIDE INTERIOR TENANT NOTIFICATION WHEN OFF-SITE MONITORING IS REQUIRED.  
 (SEE FIRE ALARM INTERPRETATIONS FOR CLARIFICATION)
- ☒ 9. ADD 2-1/2" WET FIRE HOSE VALVES (NSHT) IF FLOOR AREA EXCEEDS 10,000 SQ. FT. PER FLOOR LEVEL AND/OR IF FIRE DEPT. ACCESS IS LIMITED TO LESS THAN 360°. \_\_\_\_
- ☒ 10. BUILDINGS MAY BE SUBJECT TO INSTALLATION AND TESTING REQUIREMENTS FOR A PUBLIC SAFETY RADIO AMPLIFICATION SYSTEM.
- ☒ 11. BACKFLOW PREVENTION WILL BE REQUIRED ON VERTICAL RISER FOR CLASS 1 & 2 FIRE SPRINKLER SYSTEMS PER SCOTTSDALE REVISED CODE.
- ☒ 12. PROVIDE ALL WEATHER ACCESS ROAD (MIN. 16") TO ALL BUILDINGS & HYDRANTS FROM PUBLIC WAY DURING CONSTRUCTION.
- ☒ 13. SEE APPROVED CIVILS FOR THE NUMBER OF FIRE HYDRANTS REQUIRED. DEVELOPER SHALL HAVE THE REQUIRED HYDRANTS INSTALLED & OPERABLE PRIOR TO THE FOOTING INSPECTION. HYDRANTS SHALL BE SPACED AT A MAXIMUM OF \_\_\_\_ AT \_\_\_\_ GPM. THE DEVELOPER SHALL MAKE THE C.O.S. APPROVED CIVIL WATER PLANS AVAILABLE TO THE FIRE SPRINKLER CONTRACTOR.
- ☒ 14. PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED. SEE SHEET(S) \_\_\_\_
- ☒ 15. EXIT & EMERGENCY LIGHTING SHALL COMPLY WITH THE C.O.S. ORDINANCE & THE IFC. SEE SHEETS \_\_\_\_
- ☒ 16. SUBMIT MSDS SHEETS & AGGREGATE QUANTITY FOR ALL HAZARDOUS MATERIALS INCLUDING FLAMMABLES, PESTICIDES, HERBICIDES, CORROSIVES, OXIDIZERS, ETC.  
 A PERMIT IS REQUIRED FOR ANY AMOUNT OF HAZARDOUS MATERIALS STORED, DISPENSED, USED OR HANDLED. COMPLETE AN HMMP & SUBMIT WITH THE BUILDING PLANS.
- ☒ 17. FIRELINE, SPRINKLER & STANDPIPE SYSTEM SHALL BE FLUSHED & PRESSURE TESTED PER NFPA STANDARDS & SCOTTSDALE REVISED CODES.
- ☒ 18. FDC SIAMESE CONNECTIONS FOR SPRINKLERS AND/OR STANDPIPES WILL BE LOCATED PER ORDINANCE AND/OR AT AN APPROVED LOCATION. MINIMUM SIZE 2-1/2 x 2-1/2 x \_\_\_\_ (NSHT)
  - ☒ 4' TO 8' BACK OF CURB; INDEP. WET LINE.
  - ☐ WALL MOUNTED - 15' CLEAR OF OPENINGS.
- ☐ 19. THE FIRE LINE SHALL BE EXTENDED A MAXIMUM OF 3' INTO THE BUILDING WITH A MINIMUM OF \_\_\_\_ CLEARANCE AROUND THE FIRE RISER. EXTERIOR ACCESS REQUIRED.



20. ☐ SPRINKLER SYSTEM SHALL BE INSTALLED TO COMPLY WITH MINIMUM NFPA CRITERIA 2002 EDITION & SCOTTSDALE REVISED CODES. SYSTEMS WITH 100 HEADS OR MORE SHALL HAVE OFF-SITE MONITORING. AFTER BUILDING PLAN REVIEW, INSTALLING CONTRACTOR SHALL SUBMIT (3) THREE COMPLETE SETS OF DRAWINGS & HYDRAULIC CALCULATIONS REVIEWED BY A MINIMUM NICET III DESIGN TECHNICIAN.
- ☐ A. MODIFIED NFPA 13-D SYSTEM WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS (2002 EDITION)
- ☐ B. MODIFIED NFPA 13R SYSTEM (2002 EDITION) WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS IN DWELLING UNITS & ATTIC AREAS FED FROM SEPARATE FIRELINE PER C.O.S. ORDINANCE & INTERPRETATIONS & APPLICATIONS. CALCULATE UP TO FOUR REMOTE HEADS & 900 SQ FT MIN. IN ATTIC.
- ☒ C. NFPA 13 2002 EDITION COMMERCIAL SYSTEM / DESIGN CRITERIA: ORD 2 SEISMIC DESIGN CATEGORY SHALL BE DETERMINED BY STRUCTURAL ENGINEER.
- ☐ D. THE FIRE SPRINKLER SYSTEM DESIGN FOR WAREHOUSE / STORAGE OCCUPANCIES SHALL BE BASED ON THE FULL HEIGHT CAPACITY OF THE BUILDING PER SCOTTSDALE REVISED CODE. DENSITY CRITERIA:
- ☐ E. SPRINKLER DESIGN CRITERIA FOR UNSPECIFIED WAREHOUSE COMMODITIES: .45 OVER 3000 SQ. FT.
- ☐ F. THE PROJECT SPECIFICATIONS SHALL BE SUBMITTED WITH CONTRACT DRAWINGS.
- ☐ G.

Submit three (3) complete sets of drawings submitted by installing contractor, after building plan review is complete. Please refer questions to Fire Dept. Plan Review, 312-7070, 312-7684, 312-7127, 312-2372.

## **Stipulations for Case: Borgata of Scottsdale Case 4-DR-2005**

Unless otherwise stated, the applicant agrees to complete all requirements prior to final plan approval, to the satisfaction of Project Coordinator and the Final Plans staff.

### **PLANNING**

#### **APPLICABLE DOCUMENTS AND PLANS:**

##### **DRB Stipulations**

1. Except as required by the City Code of Ordinances, Zoning Regulations, Subdivision Regulations, and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
  - a. The location and configuration of all site improvements shall be constructed to be consistent with the site plan submitted by Sixty First Place Architects, LTD with a date by staff of 5/23/2005. These improvements shall be limited to all items contained on the site plans including (but not limited to), the site plan, landscaping, patio plaza area, parking lot layout, etc.; and shall not include any proposed building lines for the two "new" restaurant pads on the eastern portion of the site plan facing toward Scottsdale Rd. These building pads shall be subject to separate DRB review and approval.
  - b. Landscaping, including quantity, size, and location of materials shall be installed to be consistent with the conceptual landscape plan submitted by Neill/Vecchia & Associates, Inc. with a date by staff of 5/23/05.

#### **ARCHITECTURAL DESIGN:**

##### **DRB Stipulations**

2. The two future proposed restaurant pad sites shall both return for individual review and approval as a separate subsequent Development Review Board case.
3. All exterior mechanical, utility, and communications equipment shall be screened by parapet or wall that matches the architectural color and finish of the building. Wall or parapet height for roof-mounted units shall meet or exceed the height of the tallest unit. Wall height for ground-mounted units shall be a minimum of 1 foot higher than the tallest unit. Any rooftop mechanical units on buildings D and F shall be screened from view 100%.
4. All exterior conduit and raceways shall be painted to match the building.
5. No exterior roof ladders shall be allowed where they are visible to the public or from an off-site location.
6. Roof drainage systems shall be interior, except that overflow scuppers are permitted. If overflow scuppers are provided, they shall be integrated with the architectural design.
7. Wall enclosures for refuse bins or trash compactors shall be constructed of materials that are compatible with the building(s) on the site in terms of color and texture.
8. All building materials used in the patio area shall be made of natural stone, as shown on the site plan, dated by staff, of 5/23/05.

**SITE DESIGN:****DRB Stipulations**

9. Prior to final plans approval, the developer shall tie parcels 174-64-005, 174-65-012F together through the City's Land Assemblage process. No permits shall be issued until the land assemblage plans have been approved and recorded by Final Plans staff.

**Ordinance**

- A. All van accessible stalls shall be 11-feet wide with a 5-foot wide access aisle.

**OPEN SPACE:****DRB Stipulations**

10. Submit a revised site plan/open space worksheet with the final plans submittal that addresses stipulation B below.

**Ordinance**

- B. Parking lot landscape islands shall be provided every 15 spaces across the entire Borgata site. The islands shall be 7-feet in width of plantable area (8-feet wide including curbing) and a minimum of 120 square feet.

**LANDSCAPE DESIGN:****DRB Stipulations**

11. The proposed five (5) trees providing shade along the sidewalk shall be minimum 36-inch box Swan Hill olive trees to provide shade for pedestrians. The tree placement shall be approved by the Project Coordination Manager prior to the final plans submittal.
12. Upon removal of the salvageable native plants the salvage contractor shall submit completed Native Plant Tracking Form as well as a list identifying the tag numbers of the plants surviving salvage operations to the City's Inspection Services Unit within 3 months from the beginning of salvage operations and/or prior to the issuance of the Certificate of Occupancy.

**Ordinance**

- C. One-half of the provided new trees shall be mature in size. 2-inch average caliper size for multi-trunk trees and 3.5-inch average caliper size for single trunk trees.

**EXTERIOR LIGHTING DESIGN:****DRB Stipulations**

13. All exterior luminaires shall meet all IESNA requirements for full cutoff, and shall be aimed downward and away from property line except for sign lighting.
14. Fixture "F" on sheet E-2A, with a date by staff of 1/19/05 shall be replaced with a full-cutoff style fixture.
15. The individual luminaire lamp shall not exceed 250 watts.
16. The maximum height from finished graded to the bottom of the any exterior luminaire shall not exceed 20 feet.
17. All exterior parking lot light poles, pole fixtures, and yokes, shall be painted a color which matches the overall context of the shopping center, and is the same or substantially similar the existing light poles, fixtures, and yokes at the site.
18. Any lighting fixtures that were not presented at the time of DRB review and approval, shall return for subsequent DRB or staff approval prior to any final plans submittal.

Parking Lot and Site Lighting:

- a. The maintained average horizontal illuminance level, at grade on the site, shall not exceed 2.5 foot-candles.
- b. The maintained maximum horizontal illuminance level, at grade on the site, shall not exceed 10.0 foot-candles. All exterior luminaires shall be included in this calculation.
- c. The initial vertical illuminance at 6.0 foot above grade, along the entire property line (or 1 foot outside of any block wall exceeding 5 foot in height) shall not exceed 1.5 foot-candles. All exterior luminaires shall be included in this calculation.

#### Landscape Lighting

- d. Any proposed landscape lighting directed upward shall utilize the extension visor shields to limit the view of the lamp source.
- e. Landscaping lighting shall only be utilized to accent plant material.
- f. All landscape lighting directed upward, shall be aimed away from property line.
- g. Any proposed landscape lighting hanging in vegetation, shall contain recessed lamps, and be directed downward and away from property line.
- h. The landscape lighting lamp shall be an incandescent or halogen incandescent source, and shall not exceed 50 watts.

### **VEHICULAR AND BICYCLE PARKING:**

#### **DRB Stipulations**

- 19. Bike rack design shall be in conformance with City of Scottsdale M.A.G. Details unless otherwise approved in writing by the City of Scottsdale's Transportation Department.

#### **Ordinance**

- D. Add the mixed-use shared parking table 9.3 onto the site plan submitted for final plans review and approval.

### **ADDITIONAL PLANNING ITEMS:**

#### **DRB Stipulations**

- 20. No exterior vending or display shall be allowed.
- 21. Flagpoles, if provided, shall be one piece, conical, and tapered.
- 22. Patio umbrellas shall be solid colors and shall not have any advertising in the form of signage or logos.

### **RELEVANT CASES:**

#### **Ordinance**

- E. At the time of review, the applicable zoning, DRB, Use Permit, and etc. case(s) for the subject site were: 29-ZN-80, 26-ZN-81.

## **ENGINEERING**

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all inclusive of project requirements. The developer shall submit engineering design reports and plans that demonstrate compliance with city ordinances, the Scottsdale Revised Code and the Design Standards and Policies Manual.



**APPLICABLE DOCUMENTS AND PLANS:****DRB Stipulations**

23. Except as required by the City Code of Ordinances, Zoning Regulations, Subdivision Regulations, and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
- a. The location and configuration of all site improvements shall be constructed to be consistent with the site plan submitted by Sixty First Place Architects, LTD with a date by staff of 5/23/2005.
  - b. Landscaping, including quantity, size, and location of materials shall be installed to be consistent with the conceptual landscape plan submitted by Neill/Vecchia & Associates, Inc. with a date by staff of 5/23/05.

**DRAINAGE AND FLOOD CONTROL:****DRB Stipulations**

24. A final drainage report shall be submitted that demonstrates consistency with the conceptual drainage report approved in concept by the Planning and Development Services Department.
25. No additional stormwater storage facilities are because the new site improvements will not increase the current impervious area at this site. No additional stormwater storage detention is required.
26. Existing stormwater storage facilities shall be maintained in their current state.

**ROADWAY, INTERSECTION, AND ACCESS DESIGN:****Streets and other related improvements:****DRB Stipulations**

27. No additional right of way needs to be dedicated along Scottsdale Road.
28. Construct new sidewalk from Scottsdale Road, along at least one side of the driveway, into the site. The width of the new sidewalk shall match the sidewalk width on Scottsdale Road.
29. The location of the existing driveways shall not be changed.
30. The site shall be constructed in general conformance

**Ordinance**

- F. The developer shall submit a detailed striping and signage plan with final plans. The striping and signage plan shall include all existing improvements and striping within 300 feet of the limits of construction, and all signs, striping, or other traffic control devices proposed to accommodate phased and ultimate construction.

**INTERNAL CIRCULATION:****DRB Stipulations**

31. The developer shall provide a minimum parking-aisle width of 24 feet.
32. The developer shall provide internal circulation that accommodates emergency and service vehicles with an outside turning radius of 45 feet and inside turning radius of 25 feet.
33. Provide pedestrian connections from Scottsdale Road to the building entrances.

**Ordinance**

- G. Parking areas shall be improved with a minimum of 2.5 inches of asphalt over 4 inches of aggregate base.

**DRB Stipulations**

34. Sight distance easements shall be dedicated over sight distance triangles.

- a. Sight distance triangles must be shown on final plans to be clear of landscaping, signs, or other visibility obstructions between 2 feet and 7 feet in height.
- b. Refer to the following figures: 3.1-13 and 3.1-14 of Section 3.1 of the City's Design Standards and Policies Manual, published December 1999.

35. Vehicular Non-Access Easement:

- a. Prior to final plan approval, the developer shall dedicate a 1-foot wide vehicular non-access easement along the property frontage on Scottsdale Road except at the approved driveway location.

36. Indemnity Agreements:

- a. When substantial improvements or landscaping are proposed within a utility easement, an indemnity agreement shall be required. The agreement shall acknowledge the right of the City to access the easement as necessary for service or emergencies without responsibility for the replacement or repair of any improvements or landscaping within the easement.

**Ordinance**

H. Waterline and Sanitary Sewer Easements:

- (1) Before the issuance of any building permit for the site, the developer shall dedicate to the City, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual, all water easements necessary to serve the site.

**REFUSE:****DRB Stipulations**

37. Additional refuse enclosures are not required for this site. The developer is relocating two existing enclosures. The relocated refuse enclosures shall be constructed to City of Scottsdale's standards. Details for construction of trash enclosures can be found in the City of Scottsdale Supplements to MAG Standards, standard detail #2146-1,2 (2 is grease containment) for single enclosures and #2147-1,2(2 is grease containment) for double enclosures.

38. Enclosures must:

- a. Provide adequate truck turning/backing movements for a design vehicle of turning radius R (minimum) = 45 feet vehicle length of L = 40 feet.
- b. Be positioned to facilitate collection without "backtracking."
- c. Be easily accessible by a simple route.
- d. Not require backing more than 35 feet.
- e. Not be located on dead-end parking aisles.
- f. Enclosures serviced on one side of a drive must be positioned at a 30-degree angle to the centerline of the drive.

**Ordinance**

I. Refuse enclosures are required as follows:

- (1) Restaurants: One per restaurant
- (2) Commercial Building Space: One for 0 to 20,000 s.f., Two for 20,001 to 40,000 s.f., Three for 40,001 to 60,000 s.f., etc.

- (3) Apartments: One for 0 to 20 units, Two for 21 to 40 units, Three for 41 to 60 units, etc.

- J. Underground vault-type containers are not allowed.
- K. Refuse collection methods, i.e., site plan circulation will be approved at final plan review.
- L. Refuse collection can be provided by the City of Scottsdale's Sanitation Division, at 480-312-5600.

#### **WATER AND WASTEWATER STIPULATIONS**

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all-inclusive of project requirements. Water and sewer lines and services shall be in compliance with City Engineering Water and Sewer Ordinance, the Scottsdale Revised Code and Sections 4 and 5 of the Design Standards and Policies Manual.

#### **DRB Stipulations**

39. Where walls cross or run parallel with public water mains, public sewer mains, or public fire lines the following shall apply:
- a. For walls constructed parallel to these pipes, the walls shall be a minimum of six (6) feet from the outside diameter of the pipe.
  - b. For walls constructed across or perpendicular to these pipes, the walls shall be constructed with gates or removable wall panels for maintenance and emergency access.

#### **WATER:**

#### **DRB Stipulations**

#### **Ordinance**

- M. The water system for this project shall meet required health standards and shall have sufficient volume and pressure for domestic use and fire protection.

#### **WASTEWATER:**

#### **DRB Stipulations**

40. On-site sanitary sewer shall be privately owned and maintained.
41. Existing water and sewer service lines to this site shall be utilized or shall be abandoned by disconnection at the main.

#### **Ordinance**

- N. Privately owned sanitary sewer shall not run parallel within the waterline easement.
- O. Grease interceptors shall be provided at restaurant connections to the sanitary sewer. The interceptors shall be located as to be readily and easily accessible for cleaning and inspection.